

JAMES LOUIS MANNING and THOMAS EARL MANNING, GRANTOR

TO

WARRANTY DEED

CLARENCE E. MANNING and wife, RUTH B. MANNING, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, JAMES LOUIS MANNING and THOMAS EARL MANNING, hereby sells, conveys, and warrants unto the Grantee, CLARENCE E. MANNING and wife, RUTH B. MANNING, as tenants by the entirety with full rights of survivorship and not as tenants in common, **all of our undivided one-third interest** in the land lying in DeSoto County, Mississippi, being more particularly described as follows:

EXHIBIT A, PAGES 1 AND 2, BEING 62.5 ACRES MORE OR LESS IN
THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 8 WEST
BEING PARCEL NUMBER 4082-1700.0-00008.00 ON TAX ROLL.

By way of explanation, Grantees already own a 1/3 undivided interest in the above described property and Grantees will now own a 2/3 undivided interest in the above described property. William Eugene Manning continues to own his 1/3 undivided interest in the property.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for 2005 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-

valorem tax bill is rendered. Possession will be given upon delivery of this deed.

EXECUTED this the 18TH day of February, 2005.

James L. Manning
JAMES LOUIS MANNING
Thomas E. Manning
THOMAS EARL MANNING,
GRANTORS

STATE OF TENNESSEE
COUNTY OF Madison

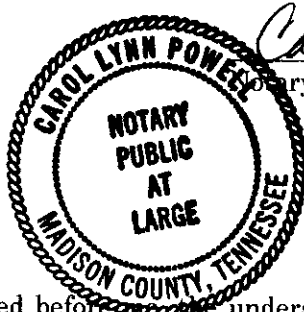
This day personally appeared before me, the undersigned authority in and for said County and State, the within named JAMES LOUIS MANNING who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 18 day of February, 2005.

My Commission Expires:

March 18, 2007

STATE OF TENNESSEE
COUNTY OF _____



Carol Lynn Powell
Notary Public

This day personally appeared before me, the undersigned authority in and for said County and State, the within named THOMAS EARL MANNING who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 24 day of February, 2005.

Sharon Jeffries
Notary Public

My Commission Expires:

9-16-07

GRANTOR'S ADDRESS:

125 ALTA VISTA, JACKSON, TN 38305
Home #: (731) 422-6576 Business #: () _____

GRANTEE'S ADDRESS:

997 Kings Park Rd., Memphis, TN 38117
Home #: (901) 688-5610 Business #: () N/A

Prepared by:

Walker, Brown & Brown, P. A.

P. O. Box 276

Hernando, MS 38632

(662) 429-5277

(901) 521-9292

m manning deeds

WADE 62.5 ACRE TRACT DESCRIPTION

Commencing at the Northeast Corner of Section 17, Township 4 South, Range 8 West in DeSoto County, Mississippi; Thence south 85 degrees 10 minutes west along the center of Wheeler Road and the north line of said Section 17 2204.87 feet to a point; Thence south 5 degrees 30 minutes east 40.0 feet to a point on the south Right-Of-Way line of said Wheeler Road 40.0 feet to a steel fence post, said point being the Point of Beginning of the 62.5 acre tract herein described; Thence south 5 degrees 30 minutes east 2285.0 feet to a point on the U.S. Government property; Thence south 85 degrees 10 minutes west along the north line of the Government property 100.0 feet to a point, said point being the Southeast Corner of a 1.0 acre tract; Thence north 5 degrees 30 minutes west 210.0 feet to a point; Thence south 85 degrees 10 minutes west 210.0 feet to a point on the east side of Airport Road; Thence north 5 degrees 30 minutes west along the east side of Airport Road 300.0 feet to a point being the Southwest Corner of a 1.0 acre tract; Thence north 85 degrees 10 minutes east 210.0 feet to a point; Thence north 5 degrees 30 minutes west 210.0 feet to a point; Thence south 85 degrees 10 minutes west 250.0 feet to a point on the west side of Airport Road; Thence south 5 degrees 30 minutes east 340.0 feet to a point on the Northeast Corner of a 1.7 acre tract; Thence south 85 degrees 10 minutes west 350.0 feet to a point on the U.S. Government property; Thence north 5 degrees 30 minutes west along said Government property 240.0 feet to a point; Thence south 85 degrees 10 minutes west along said Government property 873.45 feet to a point; Thence north 5 degrees 30 minutes west 1640.01 feet to a point on the south side of Wheeler Road; Thence north 85 degrees 10 minutes east 1568.34 feet to the Point of Beginning and containing 62.5 acres less Airport Road. All bearings are magnetic.

Clark's Land Surveying
3490 Baldwin Road
Hernando, Miss. 38632
(662) 429-9550

Exhibit A, page 2

File #~~107~~: T4S, R8W

$$ExL: b_i + A, \text{Page} 1$$